

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

September 3, 2014

Via Emailed PDF and US Mail



Ali Ajalli, AIA, Managing Principal
Ajalli Architects PLLC
7637 Leesburg Pike
Falls Church, VA 20443

Re: Proposed Addition to 4527 MacArthur Boulevard, NW

Dear Mr. Ajalli:

Pursuant to our meeting on July 14, 2014, you have asked for my determination regarding a proposed addition and conversion of the existing one-family dwelling located at 4527 MacArthur Blvd, NW (Square 1363, Lot 50) (the “Property”) into a four unit apartment house. The Property is located in the R-5-A zone district.

In a R-5-A district, new residential construction [except detached and semi-detached single family houses] are subject to BZA special exception review pursuant to 11 DCMR §353. Additions to existing buildings, however, are permitted as a matter-of-right - with no direct limit on the number of residential units permitted, provided the addition complies with the use and development standard requirements applicable to the R-5-A district in the Zoning Regulations.

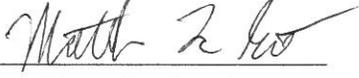
In our meeting, you presented plans (the “Plans”) which showed virtually all of the existing structure being retained, and an addition being constructed and attached to the existing structure with a meaningful connection between the addition and the existing building, and the conversion of the structure into four dwelling units. This would constitute an addition under the R-5-A zone, and use of the completed structure (the “Proposed Building”), including the addition and the existing building, for apartment house use is permitted as a matter-of-right.

The height, lot occupancy and yard setback requirements that apply to the proposed addition include a maximum lot occupancy of forty percent (40%), a maximum height of forty (40) feet, and side yard setbacks of three inches per foot of height, with an 8-foot minimum, although if the existing building has a side-yard setback of at least five (5) feet, that width may be extended pursuant to §405.8 of the Zoning Regulations; as shown on the attached plans all of the addition has an eight foot side yard setback on both sides. The minimum required rear yard is twenty (20) feet, with 32 feet 11 inches proposed, so the rear yard requirement is satisfied.

The parking requirement applicable for additions in the R-5-A zone is one space for each additional dwelling unit created by the addition, or, four (4) spaces in this case. I have reviewed your proposed parking space layout of five (5) spaces and determined that these parking spaces are sufficient to be considered legal parking spaces which serve to meet the parking requirement of four (4) spaces. You have represented that currently there are no legal parking spaces on the Property, as the rear of the Property contains an inoperable shed which blocks any access to the rear of the Property, which will be removed as part of this project.

The maximum permitted FAR in the R-5-A zone is 0.90.

Please feel free to contact me if you have any questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Enclosures- Existing Site/First Floor Plan
Proposed First, Second, and Third Floor Plans